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October 7, 2021

Town of North Reading
Community Planning
235 North Street
North Reading, MA 01864
ATTN: Danielle McNight

RE: Brickway Place Condominium
92 Concord Street, North Reading, MA01864

Dear Ms. McNight:

Please accept this letter as a narrative for a request to modify the site plan for the above-referenced property as well as a request to a change of use in a portion of the property for retail uses.

The applicant requests to modify the original site plan in the following manner:

1. Move the location of the concrete pad for the dumpster to accurately show its location;
2. Locate and approve the siting of 6 storage trailers currently located at the rear of the building; and
3. Remove the concrete walk notation on the original plan along the fire lane as it is paved asphalt.

Approval of these three modifications as shown on the submitted plan would bring the property in conformance with the current conditions on the property.

The applicant also requests a change in use as approved by the Board's decision dated February 9, 2006. As part of the decision, the Board restricted the use of the property and adopted the Uses and Restrictions language recited in the applicant's Master Deed in paragraph 7. Under the terms of the decision, retail uses are prohibited.

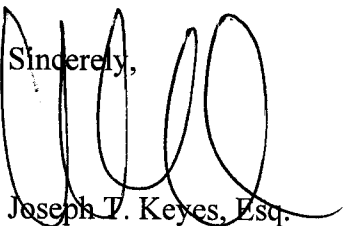
Shortly after the construction of the property, the applicant was adversely affected by the economic climate of the time and was forced to dedicate space for the operation of a U-Haul rental office and storage supply sales to generate income.

With the approval of the Board, the applicant wishes to continue this use, and requests the board modify their decision to allow the use for the U-Haul and storage supply sales. To accomplish this, the applicant proposes to amend the Master Deed to allow the retail use and restricting the number of square feet for that use to no greater than 900 square feet, as the current square footage used for the use is 900 square feet.

With regard to parking to accommodate the proposed change in use, the applicant states that there are currently 9 spaces dedicated for office space. The applicant requests that 6 of these spaces be allowed for the operation of the business, and the remaining three spots to be used for the office space.

Should you have any questions regarding this matter, or if I may be of further assistance, please feel free to contact my office,

Sincerely,


Joseph T. Keyes, Esq.